

Review is:  Conceptual  Formal  
 Binding (404 Motels/VCOD/R.O.A.D. Project)  Non-binding (All other commercial projects)

Review is by:  Planning Board  Design Review Committee

YARMOUTH TOWN CLERK

**DESIGN REVIEW COMMENT SHEET**

'23APR7AM8:50 REC

Meeting Date: April 4, 2023 Map: 37 Lots: 147.1 & 147.2  
 Applicant: 216 Main Street Realty Trust & SYNH LLC Zone(s): B2/HMOD1  
 Site Location: 216 & 226 Route 28, West Yarmouth

**Persons Present:**

| DCR Members Present | Yarmouth Town Staff Present | Guests             |
|---------------------|-----------------------------|--------------------|
| Charlie Adams       | Kathy Williams              | Wagner Quintanilha |
| Steve O'Neil        |                             | Nalin Mistry       |
| Sara Porter         |                             |                    |
| Dick Martin         |                             |                    |

DRC Review for this project started at: 4:02 PM  
 DRC Review ended at: 5:38 PM

***On a motion by Steve O'Neil, seconded by Charlie Adams, the Design Review Committee (DRC) voted (4-0) to adjourn the April 4, 2023 DRC meeting at 5:38PM.***

**Project Summary**

**General Description:** The Applicant is proposing to redesign the entrance canopy through the addition of a porte-cochere and add a recreational sports court at 216 Route 28; and add a swimming pool at 226 Route 28. Both properties will include redesigning of the parking lots and landscaping.

**Summary of Presentation:** Nalin Mistry gave an overview of the proposed projects on the two motel properties. The septic systems for both properties have been replaced.

- **216 Route 28:** For 216, they want to add back a sports court in the area used for barbeques now. Modifications have been made to direct the site lights to the courts and away from the neighbors. There will be a 10' fence around the sports court. They also are modifying the parking to add landscaped islands to add in-lot trees. Lastly, they are replacing the smaller canopy at the main entrance to add a porte-cochere where people can drive under to check-in. Mr. Mistry reviewed the architectural drawings on Drawing #4 and the traffic circulation on Drawing #5. The canopy still allows for emergency vehicles to enter the property. The type of construction for the canopy was discussed and Mr. Mistry handed out two structural plans at the meeting (S-1 & S-2). There will be four new piers with concrete sono-tube footings that will extend above ground about 30" with posts on top, and a ceiling with lighting under the canopy. The new asphalt roof and new vinyl siding for the canopy will match the existing building. The gutters will be aluminum and will discharge onto the ground. The posts will be wrapped in azek and will be 16"x16". Mr. Mistry noted the landscaping plan has been modified from the Site Plan Review plans.
- **226 Route 28:** Mr. Mistry indicated the site is impacted due to the installation of the new septic system. He noted the new swimming pool with stone structure which is located within the western side buffer and will require a setback Variance. The decking around the pool is pavers which is 21' from Route 28 and the pool is over 35'. There is limited room to locate the pool due to the front setbacks, driveway and the new septic system. He reviewed the grassed area with children's play area, and modified parking with some in-lot islands.

**DRC Questions & Discussions:**

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• **216 Route 28:**

Sara Porter inquired as to the size of the boxes at the base of the existing canopy posts, which she felt were too large. Mr. Mistry noted that the proposed sono-tubes have a 20" diameter and there needs to be room for the base plate.

Members asked about the type of sports on the sports court. Mr. Mistry noted it would be tennis or pickleball. Mr. O'Neil noted that playing at night could be loud for neighbors. Mr. Mistry indicated they can put a fence and evergreen trees on the property line to screen and help deflect noise, and could add a screen into the 10' chain link fence if there is an issue. Mr. Martin suggested reaching out to the neighbors. Mr. Mistry noted that the court is 20' from the property line.

Steve O'Neil indicated he was partial to the existing boxed footing versus circular concrete, or screen the concrete from the street. Mr. Mistry noted there could be some plantings in the island. Kathy Williams noted that you can also have a rubbed concrete finish which will look nicer plus the plantings. Charlie Adams liked the existing box footing better. Mr. Mistry noted he could encase it in brick. Sara Porter felt the piers are too big especially if you box it out. Mr. Mistry will look to see if it could be 16" diameter. The concrete footing will be 30-inches above ground. Ms. Porter asked about the size of the small island, which Mr. Mistry said was 3' wide. She would like it to be as simple as possible. Wagner noted they could try to make it look like a barrel. Kathy Williams suggested perhaps stone rather than brick.

Sara Porter asked for 1"x6" corner boards and Mr. Mistry concurred. Also suggested the gable end have horizontal boards and Mr. Mistry indicated they would utilize the horizontal vinyl clapboards on the gable end.

Mr. Martin asked if the project was going to the Board of appeals and Mr. Mistry said no. Mr. Martin noted the plans don't identify the number of existing and proposed parking which is typically shown. Mr. Mistry said they are not adding any new parking. Mr. Martin was glad they are upgrading the property, but the plans were confusing regarding whether they are meeting setbacks and plantings don't match the pictures and quantities aren't given. He would like to see the property come as close to meeting zoning as possible which would mean adding trees in the westerly buffer. Mr. Martin noted that the existing trees and landscaping in front of 216 Route 28 should remain. Mr. Martin asked about the number of in-lot trees and that the buffers needs to be treed and the Landscape plans clearer. Mr. Martin expressed concerns about the tennis court and noise and whether a Special Permit is needed. At a minimum, the court needs to be heavily buffered.

• **226 Route 28:**

Mr. Martin asked about the parking on the eastern property line. Mr. Mistry noted that the existing parking is on gravel which is within the buffer zones and needs relief. The rear of the property has wetland buffer zones.

Charlie Adams asked if the facilities are just for guests, which Wagner indicated they were. Mr. Adams asked about food disposal. Wagner indicated complimentary breakfast only is provided inside the building, and they have no restaurants/bar on the property. Mr. Adams asked about trash removal. Wagner noted they have one dumpster per property both in fenced enclosures. Combined, both properties have 147 rooms with 126 parking spaces which is below the minimum required by zoning. Wagner indicated they have bus tours which reduces parking needs. Mr. Martin suggested looking into providing more parking within the green space, and possibly instead of the sports court on 216 Route 28.

Mr. Martin wants to see more plantings on the east side behind the motel and along Route 28, wherever they can be planted.

**Review Comments In Relation To The Design Standards****SITING STRATEGIES**

**Sect. 1, Streetscape**  N/A  Meets Standards, or  Discrepancies:

**216:** *Existing building is located along Route 28 with an added pedestrian connection to Route 28 and the porte-cochere creates a modulation in the building façade.*

**226:** *Existing building is located fronting along Route 28.*

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Sect. 2, Tenant Spaces  N/A  Meets Standards, or  Discrepancies:

Sect. 3, Define Street Edge  N/A  Meets Standards, or  Discrepancies:

**226:** *Landscape features should be utilized to continue the building line along Route 28 in front of the pool. See comments for Sect 7 below.*

Sect. 4, Shield Large Buildings  N/A  Meets Standards, or  Discrepancies:

Sect. 5, Design a 2<sup>nd</sup> Story  N/A  Meets Standards, or  Discrepancies:

Sect. 6, Use Topo to Screen New Development  N/A  Meets Standards, or  Discrepancies:

Sect. 7, Landscape Buffers/Screening  N/A  Meets Standards, or  Discrepancies:

**General:** *Red Maple and Dogwood are shown in pictures but not included in the plant list. White Oak and Pitch Pine in the Plant List and not shown in pictures. Use a variety of native tree species. Please note that azaleas and hydrangeas are shrubs not trees. Landscape Plan needs to be more legible and clearer on what is being provided.*

**216:** *Retain the existing landscaping in front of 216 Route 28 which provides for a better layout and variety than what is shown on the proposed plans (see attached photo).*

*Provide a planted buffer along the western property line adjacent to the parking with native tree species every 20' in addition to the proposed 6' fencing.*

*Provide more robust plantings of evergreens around the proposed sports court to properly screen from the abutting residential properties.*

**226:** *Buffer the pool along Route 28 with lower plantings along the decorative fence (less than 5' tall) and provide trees every 20'.*

*Buffer along the eastern property line behind the motel as much as possible.*

*Add two trees to the east of the entrance along Route 28.*

Sect. 8, Parking Lot Visibility  N/A  Meets Standards, or  Discrepancies:

*Parking for both lots is located to the side or rear of the buildings.*

Sect. 9, Break up Large Parking Lots  N/A  Meets Standards, or  Discrepancies:

**216:** *Additional in-lot islands have been added to the parking areas, which need to be planted with in-lot trees as well as other plantings in the large island.*

**226:** *There are few in-lot trees. Location of underground septic impacts locations for in-lot trees.*

Sect. 10, Locate Utilities Underground  N/A  Meets Standards, or  Discrepancies:

Sect. 11, Shield Loading Areas  N/A  Meets Standards, or  Discrepancies:

**BUILDING STRATEGIES:** *All building strategies noted below apply to the proposed porte-cochere at 216 Route 28.*

Sect. 1, Break Down Building Mass – Multiple Bldgs.  N/A  Meets Standards, or  Discrepancies:

Sect. 2, Break Down Building Mass – Sub-Masses  N/A  Meets Standards, or  Discrepancies:

Sect. 3, Vary Façade Lines  N/A  Meets Standards, or  Discrepancies:

Sect. 4, Vary Wall Heights  N/A  Meets Standards, or  Discrepancies:

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Sect. 5, Vary Roof Lines  N/A  Meets Standards, or  Discrepancies:

Sect. 6, Bring Down Building Edges  N/A  Meets Standards, or  Discrepancies:

Sect. 7, Vary Building Mat'ls For Depth  N/A  Meets Standards, or  Discrepancies:

***Vinyl siding is proposed to replace the stone façade. Include 6" corner boards and horizontal clapboards for the gable end of the porte-cochere.***

***Additional detailing and materials need to be identified on the proposed columns. Identify ways to disguise the concrete piers to make them more aesthetically pleasing and less bulky in size.***

Sect. 8, Use Traditional & Nat'l. Building Mat'ls  N/A  Meets Standards, or  Discrepancies:

***Vinyl matches existing and looks like clapboards.***

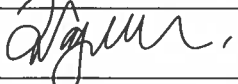
Sect. 9, Incorporate Pedestrian-scaled Features  N/A  Meets Standards, or  Discrepancies:

Sect. 10, Incorporate Energy-efficient Design  N/A  Meets Standards, or  Discrepancies:

Next step for applicant:  Go to Site Plan Review  Return to Design Review for Formal Review  
***Applicant went to Site Plan Review on March 28th, ahead of Design Review***

***On a motion by Sara Porter, seconded by Steve O'Neil, the Design Review Committee (DRC) voted (4-0) to approve these DRC Comments as meeting minutes for the April 4, 2023 DRC meeting for the proposed improvements at 216 & 226 Route 28.***

Received by Applicant(s)

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**ATTACHMENTS:**

- April 4, 2023 Agenda
- March 31, 2023 e-mail from Town Planner and photo of 216 Route 28
- DRC Application Materials:
  - Design Review Application
  - Materials Specification Sheet for 216 Route 28, photos of existing façade and sign.
  - Materials Specification Sheet for 226 Route 28, photos of proposed sign and pool fence.
  - **216 Route 28 Site Plans:** All plans prepared by Mistry Associates Inc, dated April 3, 2023, unless otherwise noted:
    - Existing Plan, dated November 17, 2022 (both properties)
    - 1 – Sports Court Layout
    - 2 – Sports Court Layout (plan shows Landscaping)
    - 3 – Fire Truck Turning Performance Analysis
    - 4 – Elevation
    - 5 – Site Entrance Partial Plan
    - S-1 – Framing Structure, dated March 28, 2023
    - S-2 – Framing Structure, dated March 28, 2023
  - **226 Route 28 Site Plans:** All plans prepared by Mistry Associates Inc, dated April 3, 2023:
    - 1 – Pool Layout
    - 2 – Pool Layout & Sports Court Layout (plan shows Landscaping)
    - 3 – Fire Truck Turning Performance Analysis